



# HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

## October Emergency Agenda

Thursday, October 20, 2016; 7:00 p.m.

---

The emergency October meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings unless otherwise indicated. All inquiries should be made to: 410-313-2350. Requests for accommodations need to be made three working days in advance of the meeting. Materials are available in alternative formats upon request.

---

\*\*Please note the following comments and recommendations are from DPZ Staff and are recommendations for the Commission to consider, they do not represent a decision made by the Commission.\*\*

### PLANS FOR APPROVAL

1. 16-87 – 8289 Main Street, Ellicott City

#### **16-87 – 8289 Main Street, Ellicott City**

Exterior alterations. Tax credit pre-approval.

Applicant: Courtney Kehoe

**Background & Scope of Work:** This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1924. According to Joetta Cramm's book, *Historic Ellicott City*, the building was used as the Ellicott City Garage, a Ford agency. This project first came before the Commission in August 2016 in case 16-44 to remove the modern shingled in windows and replace them with a slightly different storefront design utilizing metal windows. The Commission approved case 16-44. The Applicant then returned to the Commission in September 2016 in case 16-65 to use wood windows, but did not provide any details as to what the profile of the wood would look like. The Commission did not approve this application due to the lack of information and the application was continued to the September 15 emergency meeting for the Applicant to return with window specifications and any revised drawings that may be needed as a result. The Applicant did not return to the September 15 meeting to continue the case. As a result Staff has assigned this case a new number because the Applicant has now submitted different drawings for the front and rear of the building. The new drawings reflect that an original transom was discovered when interior demolition began. As a result of the transom, the storefront drawings have been altered to reflect the original feature.

The alterations to the storefront façade will include:

- 1) Removal of all shingled in windows and doors.
- 2) Installation of four new wood windows on upper façade to be a 4 lite transom over 1 lite window.
- 3) Installation of 5 new wood windows on lower façade to have a 4 lite transom over 1 lite window.



- 4) Installation of a new full lite wood door in place of the existing 9 lite over 3 panel wood door. The County Architectural Historian has confirmed this door was not original. There will be a 3-lite transom over the front door, which is original to the building and will be restored.
- 5) The lower right hand side storefront window will be changed to a set of double wood barn doors that can open like a showroom. The interior demolition revealed hinges in this opening. The doors will be similar to those found on the Firehouse Museum on Church Road, but the renderings also show a herringbone/diagonal pattern. The County Architectural Historian has confirmed that either option is appropriate.
- 6) All trim on the front of the building will be painted cream to match the transom that was found.

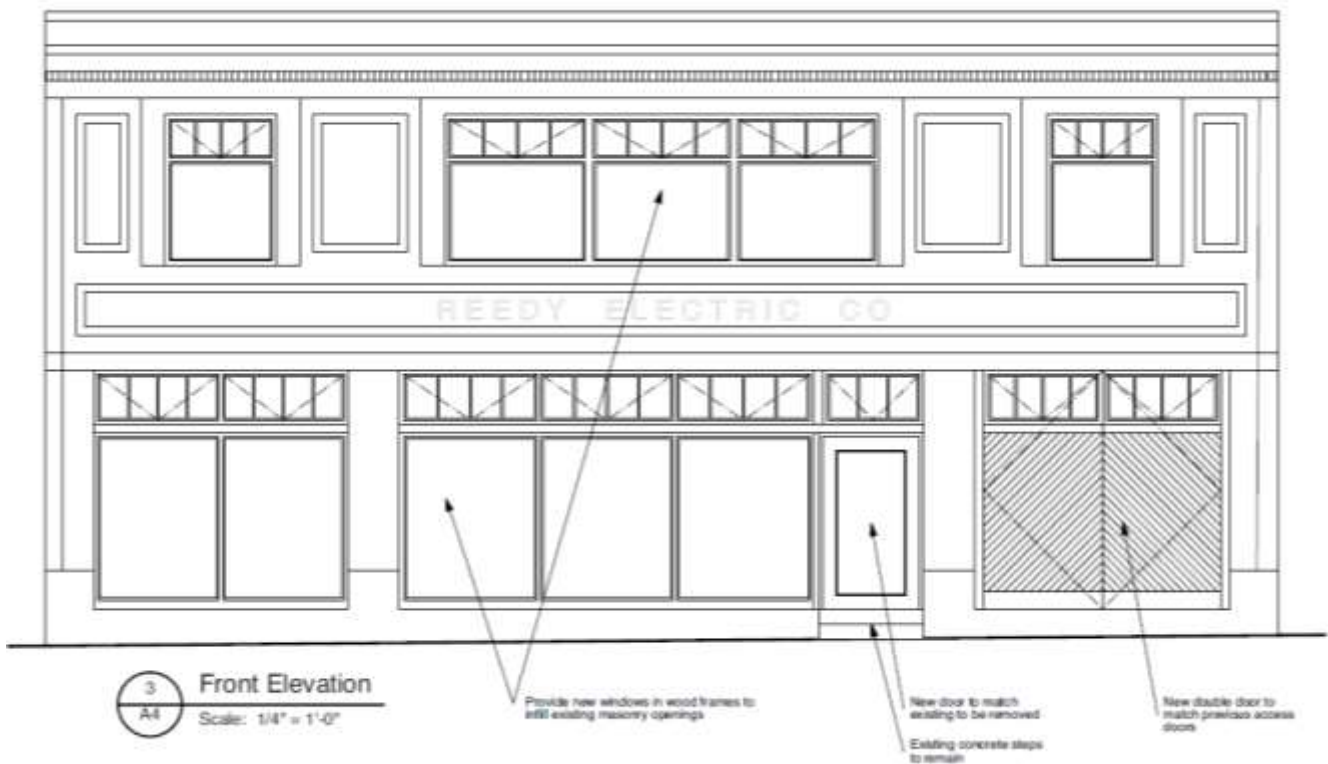


Figure 1 - Proposed storefront alterations



Figure 2 - Depth of muntins visible



Figure 3 - Transom found above front door



The Applicant also proposes to make alterations to the rear façade. Figure 4 below shows the existing condition of the rear façade.



Figure 4 - Existing rear facade

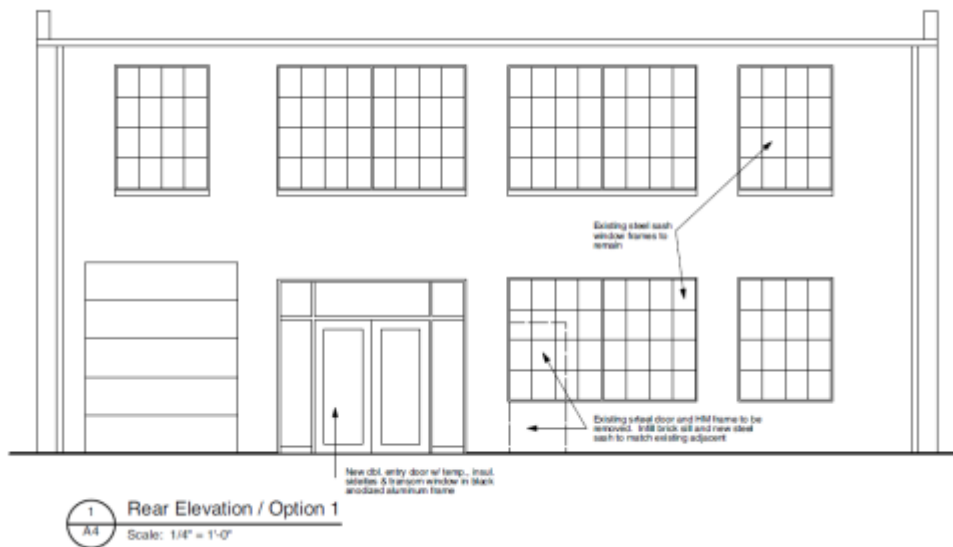


Figure 5 – Proposed alterations Option 1, full lite transom and sidelights

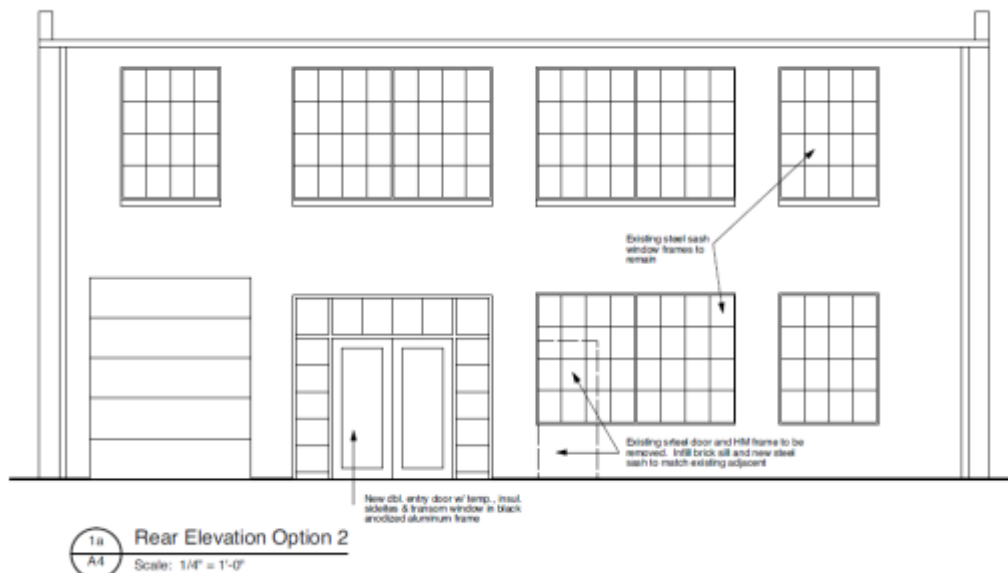


Figure 6 – Proposed alterations Option 2, transom and sidelights with divided lites



The rear alterations will include:

- 1) Convert existing metal garage door into rear entrance. Install double wood full lite doors, which will be surrounded with a wood framed transom and sidelights. The Applicant has submitted two options for this feature – one with no divided lites and one with divided lites, as shown in Figures 5 and 6 on the previous page.
- 2) Replace the existing metal garage door with a new aluminum door to look similar to the existing and to be painted black.
- 3) All trim on the rear of the building will be black.
- 4) Remove single door that was incorporated into window and restore window with steel to match the existing. See Figure 7 below.

**Staff Comments:** The proposed façade design complies with Chapter 6 of the Guidelines. Chapter 6.H explains, “windows do much to establish the scale and character of a building. The arrangement, size and shape of windows, the details of window frames and sashes and the arrangement of glass panes all contribute to a building’s personality.” The architectural and historic integrity of this building has quite visibly been damaged over the years with the addition of shingle siding and vinyl 1:1 windows before the Historic District was created. The removal of these features, which are not historic, comply with Chapter 6.H, “replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, chose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building” and “restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building’s historic appearance.” Through interior demolition, the Applicant has found evidence of original features on the storefront, such as hinges at one opening and a transom at another, that are guiding the restoration. The proposed barn doors are believed to be an original feature on the building, due to the hinges that were found on the opening. The County Architectural Historian has confirmed the proposed plans are historically appropriate.

The work also complies with Chapter 6.K recommendations, “preserve the form and details of existing historic storefronts. Uncover or replace architectural detailing that has been obscured by later additions” and “where physical, photographic or other documentation exists for an earlier storefront...restore the earlier storefront design if the later renovation has not acquired historic significance of its own.” As mentioned above, physical evidence has been found, which is guiding the restoration and the later shingle renovations are not historic.



Figure 7 - Door to be removed and window restored



Figure 8 - Interior



The renderings state that the front door will be replaced to match the existing. However, the existing door is a 9 lite over three panel wood door. The County Architectural Historian has confirmed this door is not original and that the opening was framed in for the existing door, which is a standard size, to fit. The proposed door is more historically in-keeping with the building as it is unlikely a paneled door existed on this building, as seen in the size of the storefront openings, which line up with the door. The door complies with Chapter 6.G recommendations, "...otherwise, use a door appropriate to the period and style of the building."

For the rear of the building Staff recommends Option 2 be used, which provides for divided lites on the transom and sidelights. Staff finds this design better blends with the architecture of the building, whereas the full view transom and sidelight stand out as an incompatible alteration and would not comply with Chapter 6.H and 6.G recommendations, "Otherwise, select windows appropriate to the period and style of the building" and "...otherwise, use a door appropriate to the period and style of the building." Historically this opening was a garage, but pedestrian doors are required to comply with current building code standards.

**Staff Recommendation:** Staff recommends Approval as submitted and tax credit pre-approval for the work.

\*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

#### **OTHER COMMISSION BUSINESS**

- 1) Annual vote for positions of Chair, Vice-Chair and Secretary.

---

Samantha Holmes  
Staff  
Historic Preservation Commission